

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEMOLISH AN EXISTING FRIENDLY'S RESTAURANT ON TAX PARCEL 18-046.00-108, TO CONSTRUCT A CONVENIENCE STORE WITH GAS PUMPS, WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS.
2. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS TAKEN A FIELD SURVEY PERFORMED BY VARGO ASSOCIATES, LAST REVISED NOVEMBER 2016.
 - HORIZONTAL DATUM/ BASIS OF BEARINGS:
 - NAD 83/91 DELAWARE STATE PLANE COORDINATES
 - VERTICAL DATUM: NAVD 1988
 - PROJECT BENCHMARKS: SEE PLAN
3. THE 100 YEAR FLOODPLAIN SHOWN IS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 10003C0140J, DATED FEBRUARY 2015.
4. PER NEW CASTLE COUNTY EPARCEL GIS MAPPING, THERE ARE NO WETLAND AREAS ON THE EXISTING DEVELOPED PARCEL SHOWN ON THIS PLAN.
5. ACCORDING TO THE NEW CASTLE COUNTY WATER RESOURCE PROTECTION MAP 1 OF 3, DATED JANUARY 1993, AND REVISED MAY 2001, FEBRUARY 2006, AND DECEMBER 2011, THIS SITE DOES NOT LIE WITHIN A WATER RESOURCE PROTECTION AREA.
6. ACCORDING TO DATA COMPILED BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, 2006, THE SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
7. NO DEBRIS IS TO BE BURIED ON THIS SITE.
8. ALL FIRE LINES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC., SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2012 IFC AND THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR PART V, CHAPTER 5), WHICHEVER IS MORE RESTRICTIVE, AND AS AMENDED.
9. STORMWATER MANAGEMENT, DRAINAGE, AND EROSION AND SEDIMENT CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE CITY OF NEWARK CODE.
10. THE LIMIT OF DISTURBANCE FOR THE SITE: 0.980 ± ACRES.
11. DEVELOPER WILL RESTORE ANY EXISTING SIDEWALKS IN ACCORDANCE WITH THE CITY OF NEWARK STANDARDS.
12. ALL CONSTRUCTION IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF NEWARK STANDARDS OR DELDOT STANDARDS, AS APPLICABLE.
13. SITE SOILS CONSIST OF URBAN LAND (Ud) MAPPED IN ACCORDANCE WITH THE WEB SOIL SURVEY FOR NEW CASTLE COUNTY, DELAWARE (DE003).
14. EXISTING UTILITIES ARE PRELIMINARY AND ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
15. THE OWNER AGREES TO PROVIDE AN OPEN EASEMENT THROUGHOUT THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM.
16. PORTIONS OF THE EXISTING BUILDINGS AND PAVEMENT SHALL BE DEMOLISHED. DEBRIS SHALL BE DISPOSED OF OFF-SITE.
17. NO TREES OVER 18 FEET IN HEIGHT WILL BE PLANTED UNDER EXISTING OR PROPOSED OVERHEAD UTILITY LINES.
18. MAINTENANCE OF THE PARKING AREA WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S). THE CITY OF NEWARK ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THIS AREA.
19. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT AND CITY OF NEWARK STANDARDS.
20. THE BUILDING AND SITE PLAN ATTRIBUTES SHOWN ON THIS SUBDIVISION PLAN COMPLY WITH THE APPLICABLE SUBDIVISION AND ZONING CODE REGULATIONS OF THE CITY OF NEWARK. RECORDING OF THIS PLAN IN THE NEW CASTLE COUNTY RECORDER OF DEEDS DOES NOT ENSURE OR GUARANTEE CONSTRUCTIBILITY. COMPLETE BUILDING PERMIT APPLICATIONS AND SITE CONSTRUCTION IMPROVEMENTS PLANS, MEETING ALL APPLICABLE CITY, STATE AND FEDERAL CODE REGULATIONS, MUST BE APPROVED BY THE CITY OF NEWARK PRIOR TO OBTAINING BUILDING PERMITS. CHANGES TO THE SUBDIVISION PLAN MAY BE REQUIRED FROM ISSUES ARISING AT THE CONSTRUCTION IMPROVEMENTS PLAN STAGE OR BUILDING PERMIT STAGE, AND A RESUBDIVISION MAY BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
21. SHOULD THE NEW BUILDINGS DISRUPT THE CITY OF NEWARK SMART METER RADIO READ SYSTEM, THE DEVELOPER MUST PAY TO CORRECT THE PROBLEM.
22. ANY DAMAGE TO THE CITY STORM SEWER, WATER, OR SANITARY SEWER INFRASTRUCTURE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS AND WATER RESOURCES DIRECTOR.
23. THE FOLLOWING IS REQUIRED:
 - a. AN "APPROVAL TO CONSTRUCT" WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC HEALTH OFFICE OF DRINKING WATER. A COPY OF THE APPROVED PERMIT SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL.
 - b. AN "APPROVAL TO OPERATE" FROM THE DELAWARE HEALTH AND SOCIAL SERVICES SHALL BE PROVIDED TO THE CITY PRIOR TO THE USE OF ANY DOMESTIC WATER OR ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
 - c. A DIRECT "CONSTRUCTION OF WASTEWATER COLLECTION AND CONVEYANCE SYSTEMS" PERMIT WILL BE REQUIRED AND SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL.
 - d. A SIGNED AND SEALED COPY OF THE DIRECT APPROVED SANITARY SEWER AS-BUILT PLANS SHALL BE FURNISHED TO THE CITY WITHIN 30 DAYS OF DNREC APPROVAL.
 - e. THE DEVELOPER SHALL PAY THE SEWAGE TREATMENT PLANT (STP) FEE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
 - f. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND PERPETUAL MAINTENANCE OF THE METER PITS, VALVES, ASSOCIATED PIPING, AND WEIGHTED CHECK VALVE.
24. NFPA FIRE FLOW PROTECTION RATE = 1,500 GPM FOR 2 HOUR PERIOD.
25. ALL ON-SITE STORM SEWER AND SANITARY SEWER IS PRIVATE. ON-SITE MANHOLES SHALL NOT HAVE "NEWARK" INSCRIBED ON LID.
26. THE DEVELOPER SHALL TELEVIEW THE EXISTING SANITARY SEWER LATERAL AND PROVIDE A COPY OF THE VIDEO TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION. THE CITY WILL EVALUATE THE CONDITION TO DETERMINE THE SUITABILITY FOR RE-USE.
27. BUILDING CONSTRUCTION SHALL COMPLY WITH THE 2018 IBC.
28. THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL TRANSMISSION EQUIPMENT SHOULD THE PROPOSED BUILDING NEGATIVELY AFFECT THE PERFORMANCE OF THE CITY'S WIRELESS METER READING SYSTEM.
29. DEVELOPER SHALL PROVIDE SURETY BOND PER ZONING CODE SECTION 32-89, AND SHALL REPLACE DEAD OR DISEASED TREES TWO YEARS AFTER PLANTING.
30. BIO-RETENTION PLANTINGS SHALL BE IN COMPLIANCE WITH DNREC STANDARD SWM LANDSCAPING GUIDELINES (APPENDIX II).
31. SITE LIGHTING SHALL BE SHIELDED TO DEFLECT LIGHT AWAY FROM PASSING MOTORISTS AND RESIDENTIAL PROPERTIES.
32. VARIANCES FROM THE FOLLOWING CITY OF NEWARK CODE REQUIREMENTS WERE APPROVED BY THE BOARD OF ADJUSTMENTS IN JULY 2018:
 - a. LOADING ZONES FOR A HOTEL: 3 REQUIRED, ZERO PROVIDED
33. ACCESS ROAD LESS THAN 50 FEET FROM A RESIDENTIALLY ZONED PROPERTY FOR THE SOUTHERN ACCESS ON ROUTE 896 (SOUTH COLLEGE AVE).
34. INSPECTION OF THE EXISTING UNDERGROUND SWM FACILITY SHALL BE PERFORMED AND CORRECTION OF ANY DEFICIENCIES WILL BE MADE AS NECESSARY DURING THE CONSTRUCTION OF THE STRUCTURE.
35. SEPARATE CURB STOP FOR FIRE AND DOMESTIC SERVICES ARE REQUIRED AND SHALL BE PERMANENTLY MARKED.
36. AS-BUILT PLANS AND CHECKLIST SHALL BE SUBMITTED TO THE CITY OF NEWARK PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
37. ALL HANDICAPPED PARKING STALLS, LOGOS, AND ACCESS AISLES SHALL BE MARKED WITH BLUE PAINT AND HATCHED ACCORDINGLY.
38. UNUSED WATER AND SEWER SERVICES SHALL BE TERMINATED AT THE UTILITY MAIN UNLESS A MORE SUITABLE LOCATION IS DETERMINED BY THE PUBLIC WORKS AND WATER RESOURCES DEPARTMENT DURING CONSTRUCTION.
39. INDIVIDUAL WATER METERS WILL BE PROVIDED FOR EACH DWELLING AND/OR COMMERCIAL UNIT. THE DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF THE METERS. THE CITY WILL DETERMINE THE SIZE OF THE METERS IN COORDINATION WITH THE DEVELOPER.
40. WATER METER SHALL BE LOCATED IN A CENTRAL LOCATION AS CLOSE AS POSSIBLE TO WHERE THE DOMESTIC MAIN ENTERS THE BUILDING. THE METER ROOM SHALL BE READILY ACCESSIBLE TO THE CITY OF NEWARK. A ¾ TURN LOOKING BALL VALVE SHALL BE LOCATED IMMEDIATELY ON BOTH SIDES OF EACH METER.
41. THE DEVELOPER SHALL PAY FEES ASSOCIATED WITH THE NEW WATER METERS PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
42. ALL WATER VALVES SHALL BE MUELLER UNLESS OTHERWISE APPROVED BY THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
43. ANY SANITARY SEWER LATERALS PROPOSED TO BE REUSED SHALL BE VISUALLY INSPECTED (TELEVISED) BY THE DEVELOPER AND APPROVED FOR RE-USE BY THE PUBLIC WORKS AND WATER RESOURCES DEPARTMENT. CONTACT SHAWN GEALEY, WATER AND WASTEWATER INSPECTOR, AT (302) 229-1386 A MINIMUM OF 48 HOURS IN ADVANCE OF THE CCTV WORK AND PROVIDE A DIGITAL COPY TO THE PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
44. THE DEVELOPER SHALL PAINT ALL EXISTING AND PROPOSED FIRE HYDRANTS ASSOCIATED WITH THIS PROJECT TO REFLECT THE FLOW CAPACITY AND APPLY 2-INCH REFLECTIVE TAPE IN ACCORDANCE WITH THE STATE FIRE CODE.
45. SPRINKLERS ARE REQUIRED IN ALL UNITS AND ALL FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED TO THE CITY OF NEWARK FIRE MARSHAL'S OFFICE FOR REVIEW AND PERMITTING PRIOR TO ISSUANCE OF BUILDING PERMIT.
46. A BLUE CARD HOLDER WILL BE ON SITE AT ALL TIMES DURING CONSTRUCTION TO ENSURE ALL SEDIMENT AND STORMWATER REGULATIONS ARE ADHERED TO.
47. WEEKLY INSPECTIONS BY A DNREC CERTIFIED CONSTRUCTION REVIEWER (CCR) WILL BE REQUIRED FOR THIS SITE. WEEKLY INSPECTION REPORTS ARE TO BE LOGGED ON-SITE AND SUBMITTED TO THE CITY WITHIN 14 CALENDAR DAYS OF INSPECTION.
48. A CONCRETE WASHOUT AREA SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
49. A BLANKET EASEMENT TO THE CITY OF NEWARK IS ESTABLISHED WITH THIS PLAN FOR ELECTRIC UTILITY INFRASTRUCTURE.

CERTIFICATION OF OWNERSHIP

I, _____, HEREBY CERTIFY THAT MRRC RESTAURANTS, LLC, IS THE OWNER OF TAX PARCEL NUMBERS 18-046.00-108 WHICH IS SUBJECT OF THIS PLAN AND THAT THIS PLAN IS MADE AT ITS DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND IN ACCORDANCE WITH THE SUBDIVISION AND RECORDING REGULATIONS OF THE CITY OF NEWARK, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

DATE _____

CERTIFICATION OF ACCURACY

I, STEPHEN J. GORSKI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THE INFORMATION ON THIS PLAN, OTHER THAN THE BOUNDARY AND TOPOGRAPHIC INFORMATION, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE CITY OF NEWARK.

DATE _____ STEPHEN J. GORSKI, P.E.
REGISTRATION # 12625

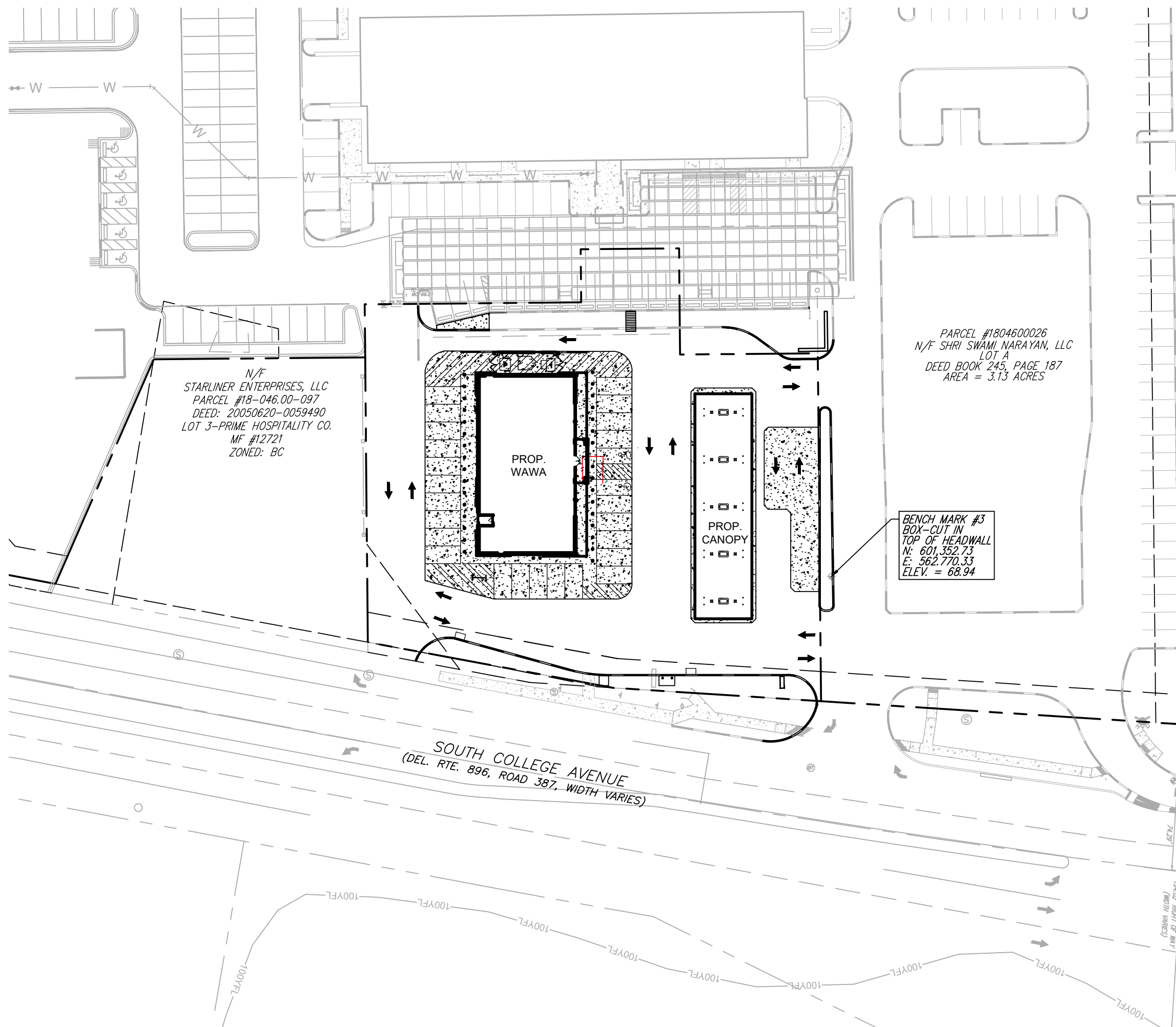
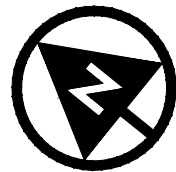
CERTIFICATION OF ACCURACY AND SUBDIVISION PLAN APPROVAL
IT IS HEREBY CERTIFIED THAT THIS SPECIAL USE PERMIT PLAN WAS GRANTED APPROVAL BY THE COUNCIL OF THE CITY OF NEWARK, DELAWARE ON _____.

APPROVED _____ BY _____ PLANNING DIRECTOR

APPROVED _____ DATE _____ BY _____ CITY SECRETARY

APPROVED _____ DATE _____ BY _____ CITY MANAGER

RECORD MINOR SUBDIVISION PLAN AND SPECIAL USE PERMIT C-STORE W/ GAS PUMPS - S. COLLEGE AVE. 1119 SOUTH COLLEGE AVENUE CHRISTINA WATERSHED - NEWARK HUNDRED NEW CASTLE COUNTY - DELAWARE



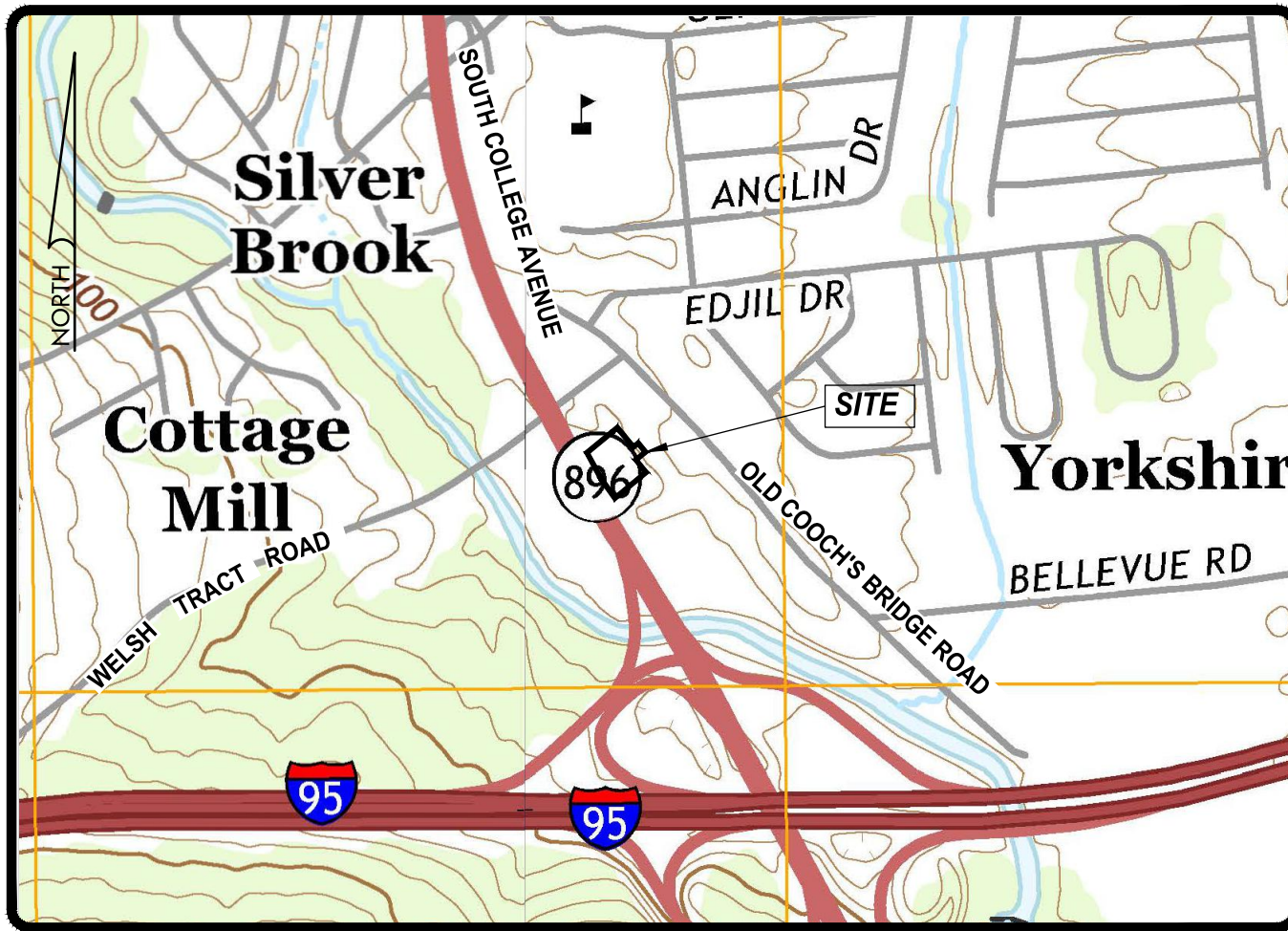
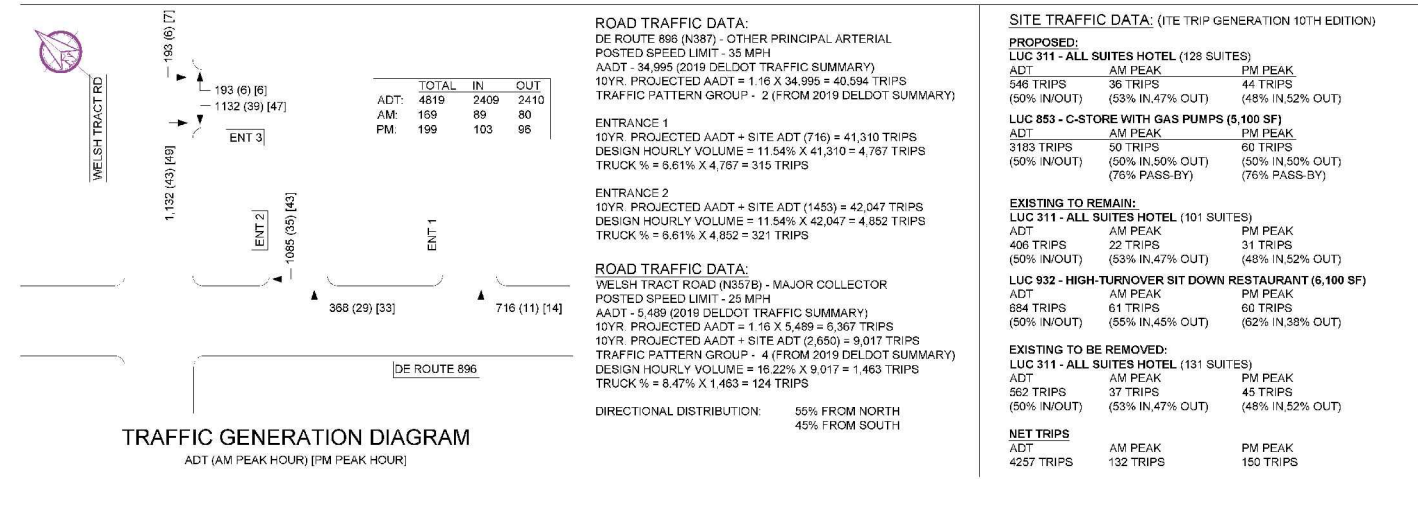
INDEX OF SHEETS	
SHEET REC-1	COVER SHEET & GENERAL NOTES
SHEET REC-2	EXISTING CONDITIONS PLAN
SHEET REC-3	RECORD PLAN



LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- BENCHMARK
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED STORMWATER MANAGEMENT

TRAFFIC GENERATION DIAGRAM

MAP: USGS QUAD MAPS:
NEWARK EAST & NEWARK WEST

LOCATION MAP

SCALE: 1" = 800'

SITE DATA:

1. APPLICATION NO. XX-XXXX
2. TAX PARCEL NO.: 18-046.00-108
3. SITE AREA: 1.00± ACRES GROSS (EXISTING & PROPOSED)
4. EXISTING ZONING: BC (GENERAL BUSINESS)
5. SITE ADDRESS: 1115 SOUTH COLLEGE AVENUE
NEWARK, DE 19713
LATITUDE: 39.65096
LONGITUDE: -75.74863
6. OWNERS: MRRC RESTAURANTS LLC
113 ESCH STREET
NEWARK, DE 19713
7. DEVELOPER: SOUTH COLLEGE ASSOCIATES, LLC
3304 OLD CAPITAL TRAIL SUITE 100
WILMINGTON, DE 19808
(302) 239-6634
8. DESIGNER: VERDANTAS
5400 LINSTONE ROAD
NEWARK, DE 19808
(302) 239-6634
9. AGENCY: CITY OF NEWARK, PUBLIC WORKS & WATER RESOURCES DEPT.
220 SOUTH MAIN STREET
NEWARK, DE 19711
(302) 366-7000
10. WATERSHED: CHRISTINA RIVER WATERSHED
11. PROPOSED DISCHARGE LOCATION:
PROPOSED LIMIT OF DISTURBANCE: DELDOT STORM DRAIN SYSTEM
0.980± ACRES
12. SOURCE OF TITLE: MICROFILM 20150323-0012948
13. GROSS FLOOR AREA: EXISTING BUILDING TO REMAIN: 0 SF
EXISTING TO BE DEMOLISHED: 5,384 SF
PROPOSED 4,736 SF (+) WAWA GAS STATION AND CANOPY
14. LAND USE BREAKDOWN:

EXISTING SITE		
BUILDINGS:	0.12 ± ACRES	12.0%
PARKING AND ACCESSWAYS:	0.63 ± ACRES	63.0%
OPEN AREA:	0.25 ± ACRES	25.0%
TOTAL:	1.00 ± ACRES	100%
PROPOSED SITE		
PROPOSED BUILDINGS (4,736 SF FOOTPRINT):	0.11 ± ACRES	11.0%
EXISTING BUILDING TO REMAIN (0 SF FOOTPRINT):	0.00 ± ACRES	0.00%
PARKING AND ACCESSWAYS:	0.66 ± ACRES	66.0%
OPEN AREA:	0.23 ± ACRES	23.0%
TOTAL:	1.00 ± ACRES	100%
15. VERTICAL DATUM: NAVD 1988
HORIZONTAL DATUM: SEE PLAN
BENCHMARK: NAD 83/91 DELAWARE STATE PLANE COORDINATES
16. BULK AREA RESTRICTIONS:

MIN LOT AREA:	5,000 SF
MIN LOT WIDTH:	50'
MIN FRONT YARD SETBACK:	0'
MIN REAR YARD SETBACK:	10'
MIN SIDE YARD SETBACK:	0'
MIN BUILDING HEIGHT:	3 STORIES (35') (7 STORIES OR 80' WITH SPECIAL USE PERMIT)
17. PROPOSED BUILDING HEIGHT: 35±
18. CURRENT PARKING RATIONALE:
 - REQUIRED:

HOME 2 SUITES HOTEL: 128 ROOMS @ 1 PER ROOM, PLUS 7 EMPLOYEES @ 1 EACH	= 133 SP
CANDLEWOOD HOTEL: 101 ROOMS @ 1 PER ROOM, PLUS 5 EMPLOYEES @ 1 EACH	= 110 SP
C-STORE 4,736 GFA @ 4 PER 1,000 GFA, PLUS 6 EMPLOYEES @ 1 EACH	= 25 SP
TOTAL REQUIRED	= 268 SP
 - PROVIDED:

HOTEL SPACES	= 262 SPACES
C-STORE	= 26 SPACES
TOTAL PROVIDED	= 288 SPACES
 - HANDICAP SPACES:

REQUIRED:	= 8 SP
PROVIDED:	= 11 SP
19. BICYCLE PARKING CALCULATIONS:

REQUIRED: 26 PROP. PARKING SPACES @ 1 BICYCLE PARKING SPACES PER 15 PARKING SPACES	= 6 SPACES
PROVIDED:	= 6 SPACES
20. WETLANDS: NONE
21. SITE POSTAL ADDRESS: 1115 SOUTH COLLEGE AVENUE, NEWARK, DELAWARE 19713
22. PROPOSED WATER SUPPLY: NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT
23. PROPOSED SANITARY SEWER: CITY OF NEWARK
 - SANITARY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK WATER AND WASTEWATER DEPARTMENT.

EXISTING RESTAURANT	= 120 SEAT @ 25 GPD / SEAT = 3,000 GPD
PROPOSED C-STORE	= 200 PER STORE OPERATOR @ 6 = 1,200 GPD
NET FLOW REDUCTION	= 1,800 GPD
24. PROPOSED WATER SUPPLY: NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT
25. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
26. EXISTING/PROPOSED ELECTRIC SUPPLY: CITY OF NEWARK

CITY OF NEWARK ~ NEW CASTLE COUNTY ~ DELAWARE
C-STORE W/ GAS PUMPS - S. COLLEGE AVE
1115 SOUTH COLLEGE AVENUE
RECORD MINOR SUBDIVISION PLAN
COVER SHEET & GENERAL NOTES

APPLICATION NO. _____

DATE: **FEBRUARY 14, 2023**SCALE: **1" = 50'**SHEET: **REC-1**5400 LINSTONE ROAD
WILMINGTON, DE 19808-1232
TEL 302.239.6634
FAX 302.239.6634

P.E. 12/2/23

STATE OF DELAWARE

DESIGNED BY: STEPHEN J. GORSKI

CHK'D BY: _____

DATE: _____

REVISION

No.

BRK

DRAWN BY: _____

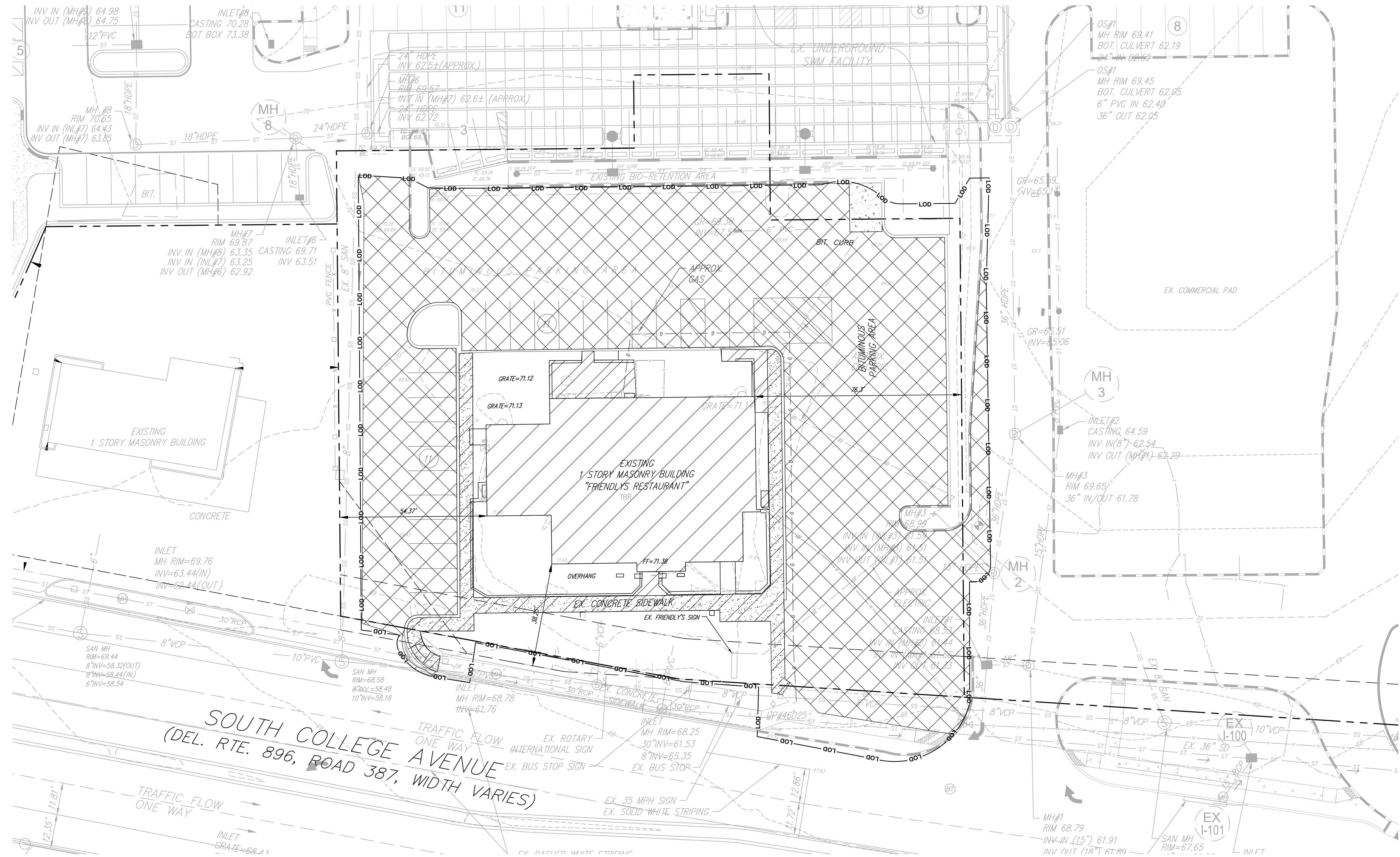
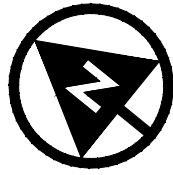
BRK

CHECKED BY: _____

SG

PROJECT NO. 15529

PRELIMINARY
NOT FOR
CONSTRUCTIONNEWARK DPZ
#23-XX-XX



- LEGEND:**
- — — — — EXISTING PROPERTY BOUNDARY
 - - - - - EXISTING ADJACENT PROPERTY BOUNDARY
 - - - - - EXISTING CONTOUR
 - x80- EXISTING SPOT ELEVATION
 - W- EXISTING WATER
 - ST- EXISTING STORM DRAIN
 - E- EXISTING ELECTRIC
 - SS- EXISTING SANITARY SEWER
 - 100YFL- EXISTING 100 YEAR FLOOD LINE
 - FENC- EXISTING FENCING
 - BULD- EXISTING BUILDING
 - CURB- EXISTING CURB
 - EASE- EXISTING EASEMENT
 - GAS- EXISTING GAS
 - BENCH- BENCHMARK
 - LOD- LOD- LIMIT OF DISTURBANCE
 - [Hatched Box] ASPHALT PAVING TO BE REMOVED
 - [Cross-hatched Box] BUILDING TO BE REMOVED
 - [Diagonal Lines] CONC. TO BE REMOVED



CITY OF NEWARK ~ NEW CASTLE COUNTY ~ DELAWARE

C-STORE W/ GAS PUMPS - S. COLLEGE AVE

1115 SOUTH COLLEGE AVENUE

RECORD MINOR SUBDIVISION PLAN

EXISTING CONDITIONS AND DEMOLITION PLAN

APPLICATION NO.

DATE: **FEBRUARY 14, 2023**

SCALE: **1" = 20'**

SHEET: **REC-02**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DESIGNED BY:
BRK

DRAWN BY:
BRK

CHECKED BY:
SG

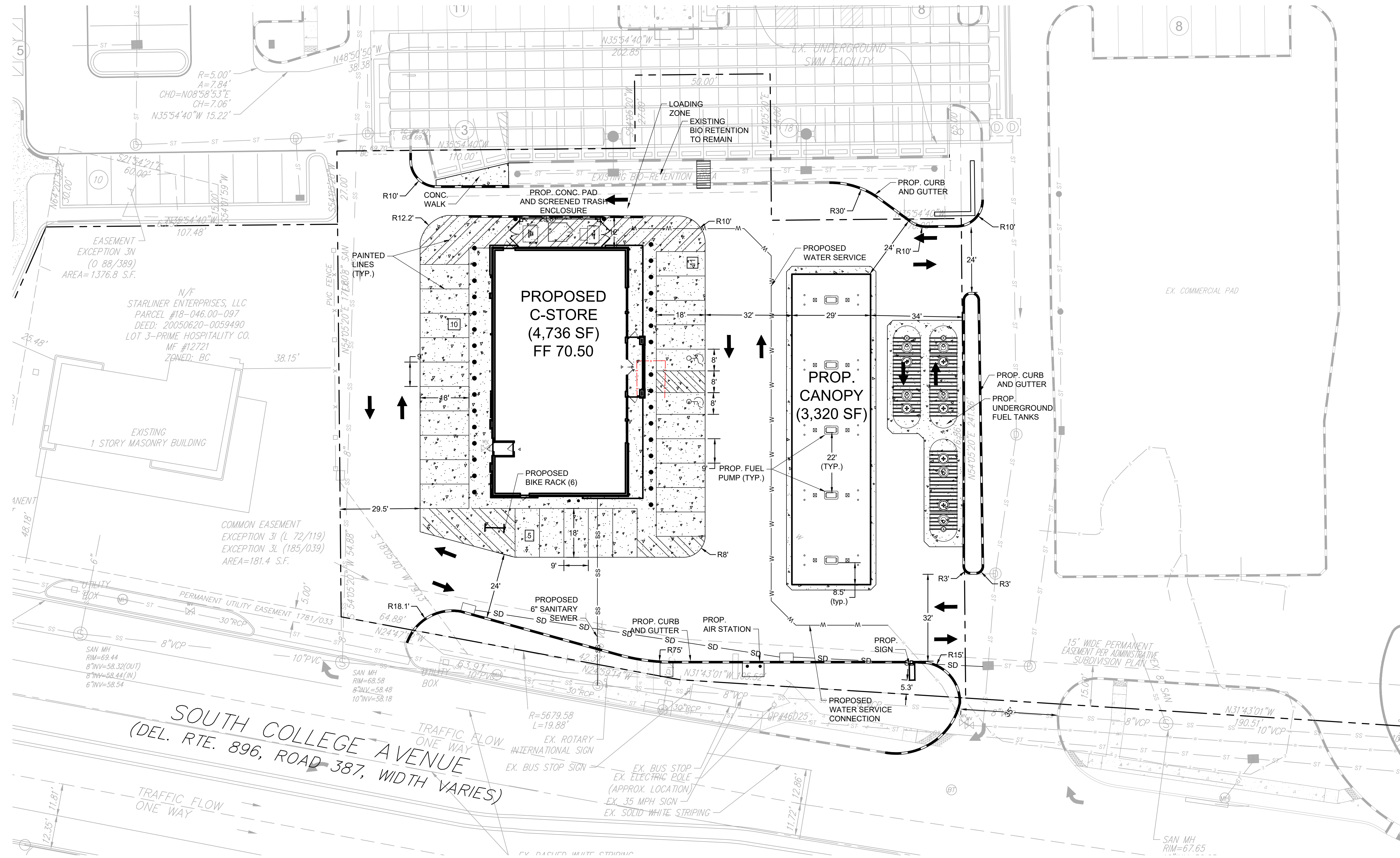
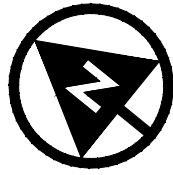
PROJECT NO.
15599

STEPHEN J. GORSKI



4 HEMISPHERE WAY
BEDFORD, OH 44146-4216
TEL 440.232.9945
FAX 614.300.0023

STATE, DELAWARE P.E. 12425



- LEGEND:**
- EXISTING PROPERTY BOUNDARY
 - EXISTING ADJACENT PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING WATER
 - EXISTING STORM DRAIN
 - EXISTING ELECTRIC
 - EXISTING SANITARY SEWER
 - EXISTING 100 YEAR FLOOD LINE
 - EXISTING FENCING
 - EXISTING BUILDING
 - EXISTING CURB
 - EXISTING EASEMENT
 - EXISTING GAS
 - BENCHMARK
 - PROPOSED CURB
 - PROPOSED BUILDING
 - PROPOSED SIDEWALK
 - PROPOSED WATER



CITY OF NEWARK ~ NEW CASTLE COUNTY ~ DELAWARE

C-STORE W/ GAS PUMPS - S. COLLEGE AVE

1115 SOUTH COLLEGE AVENUE

RECORD MINOR SUBDIVISION PLAN

RECORD SITE PLAN

APPLICATION NO.

DATE:
14 FEBRUARY, 2023

SCALE:
1" = 20'

SHEET:
REC 03

PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED BY:
BRK

DRAWN BY:
BRK

CHECKED BY:
SG

PROJECT NO.
15599

STEPHEN J. GORSKI

verdantas
PEOPLE FOCUSED FUTURE

4 HEMISPHERE WAY
BEDFORD, OH 44146-4216
TEL 440.232.9945
FAX 614.360.0023

STATE OF DELAWARE
P.E. 12425